



**Lemsford Lane, Welwyn Garden City AL8 6YL**

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## **Lemsford Lane, Welwyn Garden City**

This semi-detached three bedroom home with double story extension is situated on the popular West side of Welwyn Garden City offering excellent access to the town centre and station, local shops and amenities and fantastic commuters links via the A1M, M25 and A414. The property is ideally located for the catchment area for the desirable Applecroft and Stanborough Schools. This family home comprises of entrance hall, downstairs cloakroom, spacious lounge with French doors to the rear garden, kitchen/diner and utility room. Upstairs offers large master bedroom, two further bedrooms and family bathroom. Externally there is a front garden, large partially converted garage with heating and door into the house, driveway with parking for two cars and to the rear a fully fenced north east facing garden. One of the natural and most picturesque parts of Welwyn Garden City is Stanborough Lakes which is only a short walk away offering two lakes, The Boating Lake and The Sailing Lake where many watersport activities take place here, including sailing, windsurfing and fishing. Further benefits include scope to convert the garage into additional living space/annexe and extend into the loft (STPP).



### Entrance Hall

Door to front, tiled flooring, built in cupboard, radiator.

### Cloakroom

Tiled flooring, W/C, wash hand basin.

### Lounge

30' 6" x 12' 7" ( 9.30m x 3.84m )

Double glazed window to front, wooden flooring, gas feature fire, French doors to rear, 3 x radiator.

### Kitchen/ Diner

24' 1" x 10' ( 7.34m x 3.05m )

Double glazed window to rear, tiled flooring, integrated dishwasher, range oven, laminate work surfaces. fitted units, display cabinets, space for dining table, radiator.

### Utility Room

10' x 6' 2" ( 3.05m x 1.88m )

### Landing

Carpet, double glazed window to front, immersion tank, loft access.

### Bedroom One

22' x 11' ( 6.71m x 3.35m )

Double glazed window to rear, laminate flooring, radiator.

### Bedroom Two

12' 7" x 11' ( 3.84m x 3.35m )

Double glazed window to rear, laminate flooring, radiator.

### Bedroom Three

9' 5" x 7' ( 2.87m x 2.13m )

Double glazed window to front, laminate flooring.

### Bathroom

Double glazed window to side, tiled flooring, fitted units and vanity, part tiled walls, W/C, bidet, wash hand basin, shower over bath, heated towel rail.

### Garage

22' x 16' ( 6.71m x 4.88m )

Door to front, up and over door, radiator, skylight, fitted shelving.

### Loft Space

Pull down ladder. lighting, scope to convert.



Ground Floor



First Floor

Total floor area 143.0 m<sup>2</sup> (1,540 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Lemsford Lane, Welwyn Garden City

- Three Bedrooms
  - Semi-Detached
  - West Side Location
  - Off Street Parking and Garage
  - Scope to Convert Garage/Loft Space STPP
- Tenure: Leasehold EPC Rating: C



Offers in excess of  
**£600,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1953. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108191 - 0005

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Please note the marker reflects the  
postcode not the actual property

  
william h brown



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